

**COUNTY OF LOUDOUN  
PROFFER MATRIX TEAM**

**MEMORANDUM**

**DATE:** July 8, 2009

**TO:** Stephen Gardner, Project Manager

**FROM:** Proffer Referral Team

**THROUGH:** Daniel Csizmar, Capital Facilities Planner

**SUBJECT:** **Proffer Referral Comments  
(ZMAP-2006-0011, Stone Ridge Commercial)**

This memorandum is in response to your request for 3<sup>rd</sup> referral comments regarding the revised proffer statement submitted for ZMAP-2006-0011, Stone Ridge Commercial. This referral represents the combined comments of all County Departments with capital facility planning responsibilities.

**[Proffer II.B.6]** Staff recommends that an additional trigger be included to provide for the realignment and construction of Millstream Drive westward and southward to Tall Cedars Parkway as depicted on the CDP. The construction of the realigned segment of Millstream Drive southward to Tall Cedars Parkway is triggered only upon request by the County, and is promised to be constructed and open for use no later than 18 months after initial request of construction by the County. The eventual development and use of Land Bay 8 is also dependent upon the construction of Millstream Drive to Tall Cedars Parkway. Staff recommends that an option exist for the construction of Millstream Drive southward to Tall Cedars Parkway independent of the County's request, so that the construction of this road segment can also occur to provide access to Land Bay 8 in the event this land bay will be developed prior to the County developing the 5.60 acre Public Use Site. The construction of re-aligned Millstream Drive should occur either upon request of the County, or at another development benchmark, whichever occurs first. Please consult with the Office of Transportation Services regarding the appropriate phasing and construction of realigned Millstream Drive.

**[Proffer III.G]** Please revise the proffer statement to stipulate that all permanent water and sewer, and underground telephone, electric, gas, cable, broadband and telecommunication lines will be provided to the proffered Public Use Site, at no cost to the County, prior to dedication of the site to the County. To ensure all public water and sewer are being provided to the site at no cost to the County, staff requests that the Applicant pay for all tap fees and hookup charge backs to access the public water and sewer systems at the Public Use Site. The proffer statement also needs to stipulate that the proffered Public Use Site will be excluded from the Owner's Association.

**[Proffer III.G.4]** Please revise the first sentence of this proffer to provide that the conveyance of

Public Use Site #4 to the County will be 2.9012 acres zoned PD-CC-SC as shown on Sheet 5 of the CDP. The proffer statement currently states that Public Use Site #4 is zoned PD-IP, but the requested rezoning of this site is to the PD-CC-SC zoning district.

Please clarify in Proffer III.G.4.a whether the amenities to be provided in the proffered Commuter Parking Lot will include bicycle racks.

**[Proffer VI.B.1]** Please clarify whether or not the Applicant is requesting to receive a credit on their open space contributions to complete all new trail segments as depicted on the CDP. It is not clear to staff if the Applicant is requesting credits on open space contributions for specific trail segments, or for all trail segments depicted on the CDP that currently are not constructed.

**[Proffer VI.B.2]** Please revise the last sentence of this proffer to provide “Such contributions shall escalate each year in accordance with increases in the Consumer Price Index, and shall be utilized to defray the costs of acquiring and/or improving County Parks in the Dulles Planning Subarea.”

If you have any questions concerning this correspondence, please call me at (703) 771-5997.